

**SNAPSHOT of HOME Program Performance--As of 12/31/08**  
**Local Participating Jurisdictions with Rental Production Activities**



Participating Jurisdiction (PJ): Buffalo

State: NY

PJ's Total HOME Allocation Received: \$86,506,673

PJ's Size Grouping\*: A

PJ Since (FY): 1992

| Category   | PJ       | State Average | State Rank | Nat'l Average    | Nat'l Ranking (Percentile):* |         |         |
|--|----------|---------------|------------|------------------|------------------------------|---------|---------|
|  |          |               |            |                  | Group                        | A       | Overall |
| Program Progress:  |          |               |            | PJs in State: 28 |                              |         |         |
| % of Funds Committed   | 89.29 %  | 90.91 %       | 19         | 90.66 %          | 33                           | 39      |         |
| % of Funds Disbursed   | 77.48 %  | 75.03 %       | 21         | 81.06 %          | 27                           | 27      |         |
| Leveraging Ratio for Rental Activities                           | 5.04     | 2.15          | 1          | 4.62             | 100                          | 100     |         |
| % of Completed Rental Disbursements to All Rental Commitments*** | 85.43 %  | 72.62 %       | 22         | 81.27 %          | 44                           | 30      |         |
| % of Completed CHDO Disbursements to All CHDO Reservations***    | 26.19 %  | 69.28 %       | 28         | 68.23 %          | 4                            | 6       |         |
| Low-Income Benefit:  |          |               |            |                  |                              |         |         |
| % of 0-50% AMI Renters to All Renters                            | 61.22 %  | 80.26 %       | 26         | 79.86 %          | 7                            | 10      |         |
| % of 0-30% AMI Renters to All Renters***                         | 33.30 %  | 49.29 %       | 16         | 44.82 %          | 22                           | 29      |         |
| Lease-Up:  |          |               |            |                  |                              |         |         |
| % of Occupied Rental Units to All Completed Rental Units***      | 69.50 %  | 95.91 %       | 26         | 94.65 %          | 0                            | 3       |         |
| Overall Ranking:   |          |               | In State:  | 26 / 28          | Nationally:                  | 4 13    |         |
| HOME Cost Per Unit and Number of Completed Units:                |          |               |            |                  |                              |         |         |
| Rental Unit  | \$25,150 | \$50,915      |            | \$25,419         | 931 Units                    | 33.60 % |         |
| Homebuyer Unit   | \$12,959 | \$15,005      |            | \$14,530         | 368 Units                    | 13.30 % |         |
| Homeowner-Rehab Unit   | \$10,844 | \$11,843      |            | \$20,251         | 1,468 Units                  | 53.10 % |         |
| TBRA Unit  | \$0      | \$4,623       |            | \$3,156          | 0 Units                      | 0.00 %  |         |

\* - A = PJ's Annual Allocation is greater than or equal to \$3.5 million (55 PJs)

B = PJ's Annual Allocation is less than \$3.5 million and greater than or equal to \$1 million (201 PJs)

C = PJ's Annual Allocation is less than \$1 million (293 PJs)

\*\* - E.g., a percentile rank of 70 means that the performance exceeds that of 70% of PJs.

\*\*\*- This category is double-weighted in compiling both the State Overall Ranking and the National Overall Ranking of each PJ.

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

## Program and Beneficiary Characteristics for Completed Units

Participating Jurisdiction (PJ): Buffalo NY

**Total Development Costs:**  
(average reported cost per unit in  
HOME-assisted projects)

|                    | Rental    | Homebuyer | Homeowner |
|--------------------|-----------|-----------|-----------|
| <b>PJ:</b>         | \$88,928  | \$62,493  | \$14,903  |
| <b>State:*</b>     | \$102,090 | \$92,600  | \$16,119  |
| <b>National:**</b> | \$89,640  | \$72,481  | \$22,984  |

**CHDO Operating Expenses:**  
(% of allocation)

**PJ:** 1.1 %  
**National Avg:** 1.1 %

**R.S. Means Cost Index:** 1.05

| <b>RACE:</b>                             | Rental<br>%  | Homebuyer<br>%   | Homeowner<br>%   | TBRA<br>%   |
|--|--|--|--|---|
| White:                                   | <span style="border: 1px solid black; padding: 2px;">33.5</span> | <span style="border: 1px solid black; padding: 2px;">32.0</span> | <span style="border: 1px solid black; padding: 2px;">36.0</span> | <span style="border: 1px solid black; padding: 2px;">0.0</span> |
| Black/African American:                  | <span style="border: 1px solid black; padding: 2px;">55.7</span> | <span style="border: 1px solid black; padding: 2px;">56.0</span> | <span style="border: 1px solid black; padding: 2px;">60.1</span> | <span style="border: 1px solid black; padding: 2px;">0.0</span> |
| Asian:                                   | <span style="border: 1px solid black; padding: 2px;">0.3</span>  | <span style="border: 1px solid black; padding: 2px;">0.3</span>  | <span style="border: 1px solid black; padding: 2px;">0.1</span>  | <span style="border: 1px solid black; padding: 2px;">0.0</span> |
| American Indian/Alaska Native:           | <span style="border: 1px solid black; padding: 2px;">0.3</span>  | <span style="border: 1px solid black; padding: 2px;">0.9</span>  | <span style="border: 1px solid black; padding: 2px;">0.3</span>  | <span style="border: 1px solid black; padding: 2px;">0.0</span> |
| Native Hawaiian/Pacific Islander:        | <span style="border: 1px solid black; padding: 2px;">0.0</span>  | <span style="border: 1px solid black; padding: 2px;">0.0</span>  | <span style="border: 1px solid black; padding: 2px;">0.0</span>  | <span style="border: 1px solid black; padding: 2px;">0.0</span> |
| American Indian/Alaska Native and White: | <span style="border: 1px solid black; padding: 2px;">0.0</span>  | <span style="border: 1px solid black; padding: 2px;">0.0</span>  | <span style="border: 1px solid black; padding: 2px;">0.0</span>  | <span style="border: 1px solid black; padding: 2px;">0.0</span> |
| Asian and White:                         | <span style="border: 1px solid black; padding: 2px;">0.0</span>  | <span style="border: 1px solid black; padding: 2px;">0.0</span>  | <span style="border: 1px solid black; padding: 2px;">0.0</span>  | <span style="border: 1px solid black; padding: 2px;">0.0</span> |
| Black/African American and White:        | <span style="border: 1px solid black; padding: 2px;">0.2</span>  | <span style="border: 1px solid black; padding: 2px;">0.6</span>  | <span style="border: 1px solid black; padding: 2px;">0.1</span>  | <span style="border: 1px solid black; padding: 2px;">0.0</span> |
| American Indian/Alaska Native and Black: | <span style="border: 1px solid black; padding: 2px;">0.2</span>  | <span style="border: 1px solid black; padding: 2px;">0.0</span>  | <span style="border: 1px solid black; padding: 2px;">0.0</span>  | <span style="border: 1px solid black; padding: 2px;">0.0</span> |
| Other Multi Racial:                      | <span style="border: 1px solid black; padding: 2px;">0.8</span>  | <span style="border: 1px solid black; padding: 2px;">0.3</span>  | <span style="border: 1px solid black; padding: 2px;">0.0</span>  | <span style="border: 1px solid black; padding: 2px;">0.0</span> |
| Asian/Pacific Islander:                  | <span style="border: 1px solid black; padding: 2px;">0.3</span>  | <span style="border: 1px solid black; padding: 2px;">0.6</span>  | <span style="border: 1px solid black; padding: 2px;">0.1</span>  | <span style="border: 1px solid black; padding: 2px;">0.0</span> |

### ETHNICITY:

|          |   |   |   |   |
|----------|---|---|---|---|
| Hispanic | <span style="border: 1px solid black; padding: 2px;">8.7</span> | <span style="border: 1px solid black; padding: 2px;">9.2</span> | <span style="border: 1px solid black; padding: 2px;">3.2</span> | <span style="border: 1px solid black; padding: 2px;">0.0</span> |
|----------|---|---|---|---|

### HOUSEHOLD SIZE:

|                    |  |  |  |   |
|--------------------|--|--|--|---|
| 1 Person:          | <span style="border: 1px solid black; padding: 2px;">58.2</span> | <span style="border: 1px solid black; padding: 2px;">33.2</span> | <span style="border: 1px solid black; padding: 2px;">49.1</span> | <span style="border: 1px solid black; padding: 2px;">0.0</span> |
| 2 Persons:         | <span style="border: 1px solid black; padding: 2px;">22.1</span> | <span style="border: 1px solid black; padding: 2px;">24.9</span> | <span style="border: 1px solid black; padding: 2px;">22.9</span> | <span style="border: 1px solid black; padding: 2px;">0.0</span> |
| 3 Persons:         | <span style="border: 1px solid black; padding: 2px;">10.1</span> | <span style="border: 1px solid black; padding: 2px;">19.7</span> | <span style="border: 1px solid black; padding: 2px;">13.3</span> | <span style="border: 1px solid black; padding: 2px;">0.0</span> |
| 4 Persons:         | <span style="border: 1px solid black; padding: 2px;">6.1</span>  | <span style="border: 1px solid black; padding: 2px;">11.1</span> | <span style="border: 1px solid black; padding: 2px;">7.8</span>  | <span style="border: 1px solid black; padding: 2px;">0.0</span> |
| 5 Persons:         | <span style="border: 1px solid black; padding: 2px;">1.8</span>  | <span style="border: 1px solid black; padding: 2px;">5.5</span>  | <span style="border: 1px solid black; padding: 2px;">4.5</span>  | <span style="border: 1px solid black; padding: 2px;">0.0</span> |
| 6 Persons:         | <span style="border: 1px solid black; padding: 2px;">0.8</span>  | <span style="border: 1px solid black; padding: 2px;">3.1</span>  | <span style="border: 1px solid black; padding: 2px;">1.1</span>  | <span style="border: 1px solid black; padding: 2px;">0.0</span> |
| 7 Persons:         | <span style="border: 1px solid black; padding: 2px;">0.5</span>  | <span style="border: 1px solid black; padding: 2px;">1.8</span>  | <span style="border: 1px solid black; padding: 2px;">0.8</span>  | <span style="border: 1px solid black; padding: 2px;">0.0</span> |
| 8 or more Persons: | <span style="border: 1px solid black; padding: 2px;">0.5</span>  | <span style="border: 1px solid black; padding: 2px;">0.6</span>  | <span style="border: 1px solid black; padding: 2px;">0.6</span>  | <span style="border: 1px solid black; padding: 2px;">0.0</span> |

### HOUSEHOLD TYPE:

|                        |  |  |  |   |
|------------------------|--|--|--|---|
| Single/Non-Elderly:    | <span style="border: 1px solid black; padding: 2px;">31.4</span> | <span style="border: 1px solid black; padding: 2px;">45.5</span> | <span style="border: 1px solid black; padding: 2px;">29.2</span> | <span style="border: 1px solid black; padding: 2px;">0.0</span> |
| Elderly:               | <span style="border: 1px solid black; padding: 2px;">38.3</span> | <span style="border: 1px solid black; padding: 2px;">2.5</span>  | <span style="border: 1px solid black; padding: 2px;">33.6</span> | <span style="border: 1px solid black; padding: 2px;">0.0</span> |
| Related/Single Parent: | <span style="border: 1px solid black; padding: 2px;">16.8</span> | <span style="border: 1px solid black; padding: 2px;">33.5</span> | <span style="border: 1px solid black; padding: 2px;">20.5</span> | <span style="border: 1px solid black; padding: 2px;">0.0</span> |
| Related/Two Parent:    | <span style="border: 1px solid black; padding: 2px;">9.0</span>  | <span style="border: 1px solid black; padding: 2px;">13.8</span> | <span style="border: 1px solid black; padding: 2px;">14.0</span> | <span style="border: 1px solid black; padding: 2px;">0.0</span> |
| Other:                 | <span style="border: 1px solid black; padding: 2px;">4.4</span>  | <span style="border: 1px solid black; padding: 2px;">4.6</span>  | <span style="border: 1px solid black; padding: 2px;">2.7</span>  | <span style="border: 1px solid black; padding: 2px;">0.0</span> |

### SUPPLEMENTAL RENTAL ASSISTANCE:

|                |  |  |
|----------------|--|--|
| Section 8:     | <span style="border: 1px solid black; padding: 2px;">27.6</span> | <span style="border: 1px solid black; padding: 2px;">0.0</span> <sup>#</sup> |
| HOME TBRA:     | <span style="border: 1px solid black; padding: 2px;">0.0</span>  |  |
| Other:         | <span style="border: 1px solid black; padding: 2px;">26.3</span> |  |
| No Assistance: | <span style="border: 1px solid black; padding: 2px;">46.1</span> |  |

**# of Section 504 Compliant Units / Completed Units Since 2001** 15

\* The State average includes all local and the State PJs within that state

\*\* The National average includes all local and State PJs, and Insular Areas

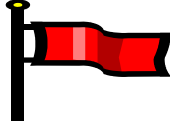
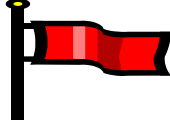
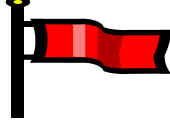
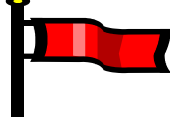
# Section 8 vouchers can be used for First-Time Homebuyer Downpayment Assistance.



# HOME PROGRAM SNAPSHOT WORKSHEET - RED FLAG INDICATORS

Local Participating Jurisdictions with Rental Production Activities

Participating Jurisdiction (PJ): Buffalo State: NY Group Rank: 4  
 State Rank: 26 / 28 PJs (Percentile)  
 Overall Rank: 13 (Percentile)  
 Summary: 4 / Of the 5 Indicators are Red Flags

| FACTOR                              | DESCRIPTION   | THRESHOLD* | PJ RESULTS | RED FLAG  |
|-------------------------------------|---|------------|------------|---|
| 4                                   | % OF COMPLETED RENTAL DISBURSEMENTS TO ALL RENTAL COMMITMENTS | < 73.60%   | 85.43      |   |
| 5                                   | % OF COMPLETED CHDO DISBURSEMENTS TO ALL CHDO RESERVATIONS    | < 47.54%   | 26.19      |    |
| 6                                   | % OF RENTERS BELOW 50% OF AREA MEDIAN INCOME                  | < 70%**    | 61.22      |   |
| 8                                   | % OF OCCUPIED RENTAL UNITS TO ALL RENTAL UNITS                | < 90.20%   | 69.5       |  |
| "ALLOCATION-YEARS" NOT DISBURSED*** |   | > 3.500    | 4.04       |  |

\* This Threshold indicates approximately the lowest 20% of the PJs

\*\* This percentage may indicate a problem with meeting the 90% of rental units and TBRA provided to households at 60% AMI requirement

\*\*\* Total of undisbursed HOME and ADDI funds through FY 2005 / FY2005 HOME and ADDI allocation amount. This is not a SNAPSHOT indicator, but a good indicator of program progress.

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

HOME Program Performance SNAPSHOT

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